

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

LOANS AND ADVANCES – Advance to Government servants for House Building purposes – Advance of Rs 6,00,000/- to Sri K.Bonju Babu, Section Officer, Housing Department towards House Building Advance(Site–Cum–Construction) of House - Sanctioned -Orders – Issued.

HOUSING (OP.A1) DEPARTMENT

G.O.Ms. No. 6

Dated:-26-03-14.

Read the following:-

1. G.O.RT.No. 3678 , Finance (FW.A&L) Department, dt.21.10-2013.
2. G.O. Rt No .166, Fin (A&L) Dep., dt. 25-01-2014
3. Govt.Memo.No. 1360 /OP.A1/2013-3, Housing (OP.A1) Dept., dated: 24.02-2014.
4. Application received from Sri K.Bonju Babu, Section Officer,dt.21-03-2014.

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ORDER:

Under Article 226 and 233 (A) of the A.P. Financial Code volume – 1 and the rules for the grant of loans to Government Servants for House Building purposes Government hereby sanctioned an amount of **Rs.6,00,000/- (Rupees Six Lakhs only) to Sri K.Bonju Babu, Section Officer, Housing Department** for house building purpose admeasuring 200 sq.yards at Survey No.8/1 situated at Paderu Gram Panchayath, Paderu Mandal, Visakhapatnam district. The disbursement of advance shall be made in three installments subject to the following conditions:-

- (i) the first installment amount of Rs 1,50,000/-(Rupees One lakh Fifty Thousand only) of the sanctioned para 1 above shall be paid for purchase of site on executing an agreement and Surety Bonds in the prescribed forms for the repayment of the advance as required under the Rules before drawal of the amount.
 - (ii) The second installment of Rs 3,00,000/- (Rupees Three lakhs only) of the advance sanctioned shall be paid on his mortgaging the site purchased by him in favour of the Government and on furnishing of an approved House plan and estimates.
 - (iii) The third and final installment of Rs. 1,50,000/- (Rupees One lakh Fifty Thousasnd only) of the sanctioned advance shall be paid after the construction of the building has reached the roof level and on production of necessary certificate from the competent authority not lower in rank than the Deputy Executive Engineer (R&B) Department to the effect that the development of the area in which the house built, is provided with the facilities such as water supply, lighting, roads, drainage and sewerage etc.
2. The land must be purchased the sale deed thereof to be produced and the site mortgaged to Government in Housing Department within 2 months from the date of drawal of 1st installment, failing which, the loanee shall be liable to refund at once the entire amount to Government together with the interest thereon.
3. The grant of advance to the above individual for construction of the house is subject to the following conditions:
- i. The construction of the house should be carried out in accordance with the approved plan and specifications on the basis of which the amount of advance for construction of house has been sanctioned. The Plan specifications must not be deviated. The construction of house shall be completed within 18 months of the date on which the first instalment is paid. Failure to do so, the loanee shall refund the entire amount of advance together with interest thereon as per rules and orders. The date of completion must be reported to the Government without any delay.

- ii. Immediately on completion of the construction of the house the grantee shall insure the house at his own cost, for a sum not less than the amount of the advance with interest due thereon and shall keep it so insured against damage by fire, flood, cyclone or lightning and renew the insurance from time to time till the loanee completely repay the loan amount with interest.
 - iii. The house must be maintained in good condition with his own cost and shall continue to pay all Municipal and Local taxes regularly until the advance with interest is paid in full. He shall also keep it free from all encumbrances.
4. The grantee has furnished her consent statement for the recovery of the entire advance of Rs 6,00,000/- and interest thereon before his/her date of retirement. The advance sanctioned in para (1) above to the individual shall be recovered in (90) monthly instalments i.e., (80) principal and (10) Interest. The recovery shall be made at the rate of Rs.7,500/- (Rupees Seven Thousand Five Hundred Only) per mensem. After the principal amount is completely recovered, interest at the rate of 5.50% per annum outstanding amount of the advance shall become payable to the Government forthwith. Any balance remained unpaid shall be recovered from the retirement gratuity that may be sanctioned to him. The property mortgaged to the Government shall be reconvened to him or to his successor in interest, as the case may be, after the advance together with interest has been repaid to the Government in full.
5. It will be open to the grantee to repay the amount in shorter period, if he so desires. IN any case the entire advance together with interest thereon must be repaid in full before the date on which he is due to retire from service.
6. In case the grantee does not repay the balance of the advance together with interest thereon due to the Government on or before the date of retirement, it shall be open to the Government to enforce the security of the mortgage at any time there after and recover the balance advance together with interest and cost of recovery by the sale of the house or in such other manner as may be permissible under the law. The recovery of advance shall be effected the monthly pay/ leave salary bills of the grantee. It is certified that the advance for the house construction is sanctioned for the first time and that the individual has not taken any house building advance or ready built house advance previously.
7. If the grantee ceases to be in service for any reason other than the normal retirement / Superannuation or if he dies before the repayment of the advance with interest in full, the entire outstanding amount of the advance shall become payable to the Government forthwith. Any balance remained unpaid shall be recovered from the retirement gratuity that may be sanctioned to him.
8. The Property mortgaged to the Government shall be reconveyed to him or to his successor in interest, as the case may be, after the advance together with interest has been repaid to the Government in full.
9. Surety bond need not be obtained from the individual as he is a permanent Government servant.
10. The expenditure shall be debited to the Head of Account "7610 – Loans to Government Servants – MH (210) – House Building Advance – SH (05) – Loans to other Officers".
11. The spouse of the individual is not a Government servant.

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12. The Housing (Claims) Department is requested to draw the first instalment amount of **Rs 1,50,000/- (One Lakh Fifty Thousand Only)** sanctioned to him in para (i) above through her bank account of Vendor Smt U.Jyotheeswari, bank A/c.NO.30768108805, State Bank of India, Paderu Branch, IFSC CODE: SBIN 0009473.

13. This order does not require the concurrence of the Finance Department under the rules in force.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
Sri K.Bonju Babu, Section Officer, Housing Department.
The Deputy Pay & Accounts Officer, Secretariat Branch, Hyderabad.
The Housing (Claims) Department.
The Pay & Accounts Officer, A.P. Hyderabad.
The Accountant General, A.P. Hyderabad.
The District Treasury Officer, Hyderabad.
SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER